

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana 46825 (Ward Pattern & Engineering).

WHEREAS, Petitioner has duly filed its petition dated December 6, 1988, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lot #6 in Cook Road Office and Industrial Park, Section I, a Subdivision of part of the East Half of the Southwest Quarter of Section II, Township 31 North, Range 12 East, Allen County, Indiana;

said property more commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana 46825.

WHEREAS, said project will create 14 additional permanent jobs for a total additional annual payroll of \$216,000.00 with the average new annual job salary being \$15,428.57; and

WHEREAS, the total estimated project cost is \$1,114,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1)

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1 year thereafter. Said designation shall terminate at the end
2 of that one-year period.

3 SECTION 2. That upon adoption of the Resolution:

- 4 (a) Said Resolution shall be filed with the Allen
5 County Assessor;
- 6 (b) Said Resolution shall be referred to the Committee
7 on Finance and shall also be referred to the
8 Department of Economic Development Requesting a
9 recommendation from said department concerning the
10 advisability of designating the above designated
11 area an "Economic Revitalization Area";
- 12 (c) Common Council shall publish notice in accordance
13 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
14 adoption and substance of this Resolution and
15 setting this designation as an "Economic
16 Revitalization Area" for public hearing;
- 17 (d) If this Resolution involves an area that has
18 already been designated an allocation area under
19 I.C. 36-7-14-39, then the Resolution shall be
20 referred to the Fort Wayne Redevelopment
21 Commission and said designation as an "Economic
22 Revitalization Area" shall not be finally approved
23 unless said Commission adopts a resolution
24 approving the petition.

25 SECTION 3. That, said designation of the hereinabove
26 described property as an "Economic Revitalization Area" shall
27 apply to both a deduction of the assessed value of real estate
28 and personal property for the new manufacturing equipment.

29 SECTION 4. That the estimate of the number of
30 individuals that will be employed or whose employment will be
31 retained and the estimate of the annual salaries of those
32 individuals and the estimate of the value of the redevelopment
or rehabilitation and the estimate of the value of the new
manufacturing equipment, all contained in Petitioner's
Statement of Benefits, are reasonable and are benefits that

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1 can be reasonably expected to result from the proposed
2 described redevelopment or rehabilitation and from the
3 installation of the new manufacturing equipment.

4 SECTION 5. The current year approximate tax rates for
5 taxing units within the City would be:

6 (a) If the proposed development does not occur, the
7 approximate current year tax rates for this site
8 would be \$10.0696/\$100.

9 (b) If the proposed development does occur and no
10 deduction is granted, the approximate current year
11 tax rate for the site would be \$10.0696/\$100 (the
12 change would be negligible).

13 (c) If the proposed development occurs, and a
14 deduction percentage of fifty percent (50%) is
15 assumed, the approximate current year tax rate for
16 the site would be \$10.0696/\$100 (the change would
17 be negligible).

18 (d) If the proposed new manufacturing equipment is not
19 installed, the approximate current year tax rates
20 for this site would be \$10.0696/\$100.

21 (e) If the proposed new manufacturing equipment is
22 installed and no deduction is granted, the
23 approximate current year tax rate for the site
24 would be \$10.0696/\$100 (the change would be
25 negligible).

26 (f) If the proposed new manufacturing equipment is
27 installed, and a deduction percentage of eighty
28 percent (80%) is assumed, the approximate current
29 year tax rate for the site would be \$10.0696/\$100
30 (the change would be negligible).

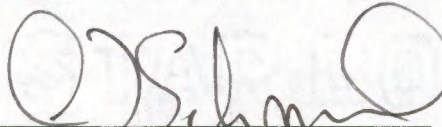
31 SECTION 6. That this Resolution shall be subject to
32 being confirmed, modified and confirmed or rescinded after
public hearing and receipt by Common Council of the above
described recommendations and resolution, if applicable.

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1 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
2 determined that the deduction from the assessed value of the
3 real property shall be for a period of ten (10) years, and
4 that the deduction from the assessed value of the new
5 manufacturing equipment shall be for a period of ^{Five 5} ~~six~~ (6)
6 years.

7 SECTION 8. The benefits described in the Petitioner's
8 statement of benefits can be reasonably expected to result
9 from the project and are sufficient to justify the applicable
10 deductions.

11 SECTION 9. That this Resolution shall be in full force
12 and effect from and after its passage and any and all
13 necessary approval by the Mayor.

14 
15 _____
16 Councilmember

17 APPROVED AS TO FORM
18 AND LEGALITY

19 
20 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Admistr, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~POST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 12-13-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. 03-82-88 on the 13th day of December, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of December, 1988, at the hour of 11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of December, 1988, at the hour of 3:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1. Current total tax rate.		
2. Approximate tax rate if project occurs and no deduction is granted.	\$	10.0696
3. Approximate tax rate if project occurs and a deduction is assumed.	\$	10.0696
Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.		\$ 10.0696

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed One calendar years. (See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Tested By:

Designated Body

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Ward Pattern & Engineering/Marion & Vern Ward

Site Location: 7603 Opportunity Drive
Fort Wayne, Indiana 46825

Councilmanic District: 3rd Existing Zoning: 3490

Nature of Business: Manufactureing - heat treat facility

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The project consists of the construction of a 20,000 sq.ft. heat treat facility (\$484,000) and the installation of new manufacturing equipment (\$630,000).

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 1,114,000 Permanent Jobs Created: 14

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of one year(s).
- 3.) The period of deduction should be limited to * year(s).

Comments:

- * 10 years for Real Property
6 years for Manufacturing Equipment

Staff
Date

H. William Rasler
12/7/88

Director
Date

Frank D. Beeler
12/7/88



State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body City-Council / City of Fort Wayne	County Allen
Name of Taxpayer Vern D Ward, Marion C. Ward and Ward Pattern & Engineering, Inc.	
Address of Taxpayer (Street, city, county) 642 Growth Ave Fort Wayne, IN	ZIP Code 46808

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above 7603 Opportunity Drive Fort Wayne, IN 46825	Taxing District 80
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: \$484,000 - construct 20,000 sq ft building for heat treat facility. \$630,000 - equipment for operation of heat treat facility	
(Attach additional sheets if needed)	Estimated Starting Date 12/88
	Estimate Completion Date 06/89

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
127	\$2,500,000	2	\$65,000	14	\$216,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	600,000	186,900	2,400,000	242,870
Plus estimated values of proposed project	484,000	150,800	627,000	83,600
Less: Values of any property being replaced	-	-	-	-
Net estimated values upon completion of project	1,084,000	337,700	3,027,000	326,470

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative <i>Marion C. Ward</i>	
Title President <i>Secy</i>	Date of Signature 12/06/88	Telephone Number 219- 426/8700	

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

RECEIVED

DEC 06 1988

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
XX Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Ward Pattern & Engineering / Marion and Vern Ward

Address of Applicant's Principal Place of Business:

642 Growth Avenue

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 426-8700

Street Address of Property Seeking Designation:
7603 Opportunity Drive

Fort Wayne, IN 46825

S.I.C. Code of Substantial User of Property: 3490

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>XX</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>XX</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>XX</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>XX</u>
Is the project site within a platted industrial park?	<u>XX</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>XX</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>XX</u>

Will the project have ready access to City Water? XX

Will the project have ready access to City Sewer? XX

Is any adverse environmental impact anticipated by reason of operation of the proposed project? _____ XX

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Heat treat of aluminum castings

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?
None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land \$13,400

Improvements N/A

Total \$13,400

What was amount of Total Property Taxes owed during the immediate past year? \$1107.08 for year 1987 .

Give a brief description of the proposed improvements to be made to the real estate.

Construction of an approximately 20,000 sq. ft. steel building.

Cost of Improvements: \$ 484,000

Development Time Frame:

When will physical aspects of improvements begin? December 1988

When is completion expected? June 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$294,740.00

What was amount of Personal Property Taxes owed during the immediate past year? \$13,777.78 for year 1987.

Give a brief description of new manufacturing equipment to be installed at the project site.

Furnaces and ovens for the heat treatment of aluminum castings and support equipment for heat treat facility. Support equipment includes; air compressors, material handling equipment, test equipment, office equipment, and SPC collecting equipment.

Cost of New Manufacturing Equipment? \$ 630,000

Development Time Frame:

When will installation begin of new manufacturing equipment? Jan. 1989

When is installation expected to be completed? June 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 130

How many permanent jobs will be created as a result of this project?
14

Anticipated time frame for reaching employment level stated above?
6 to 8 months after completion

Current annual payroll: \$2,435,000

New additional annual payroll: \$216,000

What is the nature of the new jobs to be created?

A heat treat operation will rely mostly on general labor

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Development of undeveloped land.

In what Township is project site located? Washington

In what Taxing District is project site located? 80

G. CONTACT PERSON:

Name & address of contact person for further information if required:
Charles Chapman / Frank Kraick

642 Growth Avenue

Fort Wayne, IN 46808

Phone number of contact person (219) 426-8700

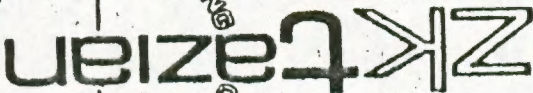
I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Marion C. Ward
Signature of Applicant

December 6, 1988
Date

ZOHRAH K. TAZIAN, P.E. & L.S.
C. DUANE EMBURY, P.E. & L.S.

219428-0003



[Signature]
AUTHORIZED SIGNATURE

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

07-88-12-07

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of Ward Pattern & Engineering/ Marion
and Vern Ward for tax abatement for the construction of a 20,000 sq.ft.
manufacturing facility designed for heat treating.

EFFECT OF PASSAGE Allows the tax abatement and the construction of the
facility.

EFFECT OF NON-PASSAGE Opposite from above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$ 1,114,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) Finance

BILL NO. R-88-12-07

REPORT OF THE COMMITTEE ON FINANCE

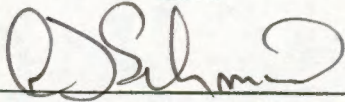
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXXXXXXX} (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 7603 Opportunity Drive, Fort
Wayne, Indiana 46825 (Ward Pattern & Engineering)

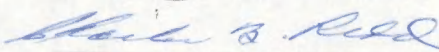
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ (RESOLUTION) _____

YES

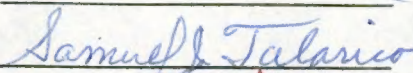
NO



DONALD J. SCHMIDT
CHAIRMAN



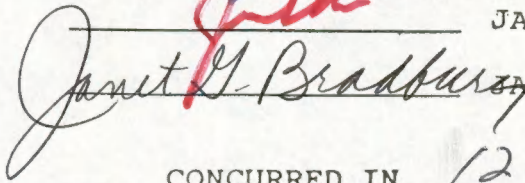
CHARLES B. REDD
VICE CHAIRMAN



SAMUEL J. TALARICO



JAMES S. STIER



JANET G. BRADBURY

CONCURRED IN

12-13-88



Sandra E. Kennedy
City Clerk